5.0 Greenbelt Alternative

Chapter 5 describes existing conditions of the affected environment and identifies the environmental consequences associated with the Greenbelt Alternative. A detailed description of the methodologies employed to evaluate impacts for each resource and the relevant regulatory framework is given in chapter 3, *Methodology*.

The Greenbelt site consists of approximately 61 acres immediately adjacent to the Greenbelt Metro Station on Greenbelt Metro Drive in the City of Greenbelt, Prince George's County, Maryland, as shown in figure 5-1. It is bound on the north by Greenbelt Metro Drive and on the east by Cherrywood Lane. The southern and eastern boundaries are based on an option agreement signed with the Washington Metropolitan Area Transit Authority (WMATA) and the A.H. Smith Development Company (AKA: Renard Development Company, LLC) in 2014. Greenbelt Road (MD 193) is located less than 1 mile to the south, while the Capital Beltway is near the northeast site boundary. The Greenbelt Metro Station is located approximately 0.1 mile from the western site boundary. Approximately half of the site is currently used by WMATA as a parking lot for the adjacent Greenbelt Metro Station. The remainder of the site is an undeveloped riparian forest associated with Indian Creek, which crosses the site from northeast to southwest. Several residential communities are near the site, including the South Core Greenbelt Station development to the south, Franklin Park multifamily housing to the east, and the Hollywood subdivision to the west. Land use in the vicinity of the site is primarily residential and open space. Other development in proximity to the site includes suburban office parks, a WMATA rail yard, and a Federal courthouse. Concentrations of commercial uses occur approximately 1 mile west of the site along U.S. Route 1, while agricultural land associated with the Beltsville Agricultural Research Center (BARC) characterizes much of the landscape north of the site. BARC is the largest agricultural research complex in the world covering 6,600-acres of which several thousand acres is preserved as farmland. The research center house approximately 1,300 people in four buildings with more than 365,000 SF of space.

Figure 5-1: Greenbelt Conceptual Site Plan